

## **\$1,588,800 - 1018 Hollands Point(e), Edmonton**

MLS® #E4445849

**\$1,588,800**

5 Bedroom, 4.50 Bathroom, 3,072 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

One-of-a-kind, custom-built walkout bungalow (with loft!) in a prestigious cul-de-sac backing Whitemud Creek Ravine and MacTaggart Sanctuary - a 59 acre natural reserve in the heart of the city. Soaring vaulted ceilings, hand-carved Mediterranean limestone fireplace & imported finishes throughout. Expansive windows frame the stunning ravine views and lead you into the heart of the home: a dream kitchen with a massive island, top-of-the-line appliances, and walk-through pantry. The main floor primary suite offers a cozy fireplace, Fairmont-worthy walk-in closet & incredible double walk-through shower. Featuring 4 bedrooms + main floor den (easily a 5th), and 5 bathrooms - including a fantastic one-bedroom loft/suite above the garage - perfect for university-aged kids, guests or office. The fully finished walkout basement blends seamlessly into the ravine. Wrapped in imported Mediterranean natural limestone with custom metal entry doors. Elegant, welcoming & unique in the best way, one of Edmonton's best!

Built in 2012

### **Essential Information**

MLS® # E4445849

Price \$1,588,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,072                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1018 Hollands Point(e) |
| Area        | Edmonton               |
| Subdivision | Hodgson                |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6R 3T1                |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar |
| Parking   | Double Garage Attached                                                     |

### Interior

|                   |                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                             |
| Fireplaces        | Stone Facing, See Remarks                                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stone                                                                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Hillside, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                     |
| Construction      | Wood, Brick, Stone                                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                                                   |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Monisignor William Irwin  |
| Middle     | Archbishop Joseph MacNeil |
| High       | Lillian Osborne           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 14        |
| HOA Fees       | 360            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 7th, 2025 at 5:47am MDT